

**MEETING TO BE BROADCAST ON COMCAST CHANNEL 27  
AND VERIZON CHANNELS 41 AND 42**

**AGENDA FOR THE REGULAR BUSINESS MEETING  
OF THE COUNCIL OF WEST WINDSOR TOWNSHIP  
271 CLARKSVILLE ROAD  
TO THE EXTENT KNOWN**

**REVISED AGENDA**

**December 10, 2018**

7:00 p.m.

1. Call to Order
2. Statement of Adequate Notice-January 5, 2018 to The Times and the Princeton Packet
3. Salute to the Flag
4. Ceremonial Matters and/or Topic for Priority Consideration
5. Public Comment (30 minute comment period; 3-minute limit per person)
6. Administration Comments
7. Council Member Comments
8. Chair/Clerk Comments
9. Public Hearings

2018-27      AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER  
82 "FEES" SECTION 82-6F- FIRE PREVENTION, FIRE SAFETY AND  
EMERGENCY SERVICES-EMERGENCY MEDICAL SERVICES

2018-28      AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR  
PRINCETON JUNCTION BY MODIFYING THE RP-1 DISTRICT

2018-29      AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF  
WEST WINDSOR (1999) BY MODIFYING THE RP-1 DISTRICT

10. Consent Agenda

A. Resolutions

B. Minutes

October 29, 2018 – Business Session – as amended

C. Bills & Claims

11. Items Removed from Consent Agenda

12. Recommendations from Administration and Council/Clerk

2018-R272     Authorizing the Business Administrator to Execute Change Order No. 1 with MECO, Inc. for a Decrease of (-6.91%) for Final Quantities Adjustment and Project Closeout for the Project Known as Glenview Drive Improvements – (\$18,949.82)

2018-R273     Authorizing the Business Administrator to Execute Change Order No. 1 with Discover Construction, LLC for an Increase of (19.93%) for Final Quantity Adjustment, Supplemental Items and Time Extension for the Project Known as Cranbury Road Sidewalk Phase 2A – \$63,969.46

13. Introduction of Ordinances

14. Additional Public Comment (three-minute limit per person)

15. Council Reports/Discussion/New Business

16. Administration Updates

17. Closed Session

18. Adjournment

ORDINANCE 2018-27

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 82 “FEES” SECTION 82-6F - FIRE PREVENTION, FIRE SAFETY AND EMERGENCY SERVICES - EMERGENCY MEDICAL SERVICES OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR

Whereas, the Township of West Windsor has adopted Chapter 82 of the Code of the Township of West Windsor (“Code”) establishing fees; and

WHEREAS, the Township performs a number of public services at substantial cost to the Township taxpayers, and

WHEREAS, various departments/divisions within the Township are authorized to collect and receive fees and to issue permits or licenses as may be required; and

WHEREAS, the Manager of the Division of Fire and Emergency Services has reviewed the current fees and requests the following changes be approved by the Township Council.

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey that the following changes be made:

## Chapter 82. Fees

### § 82-6 Fire prevention, fire safety and emergency services.

#### F. Emergency medical services.

- (1) The Township of West Windsor shall contract with a professional medical billing service for the collection of payment for services rendered by the West Windsor Township Division of Fire and Emergency Services. Said bill shall be issued to the insurance company for the person served, if any, or directly to the person serviced if insurance coverage is not available. West Windsor residents who are recipients of emergency medical services will not be responsible for co-payments, and those West Windsor residents not having insurance will not be responsible for any costs.
- (2) Fees to be charged for West Windsor Township EMS services shall be as follows:
  - (a) For ambulance transportation: \$[750] 800.
  - (b) Per loaded mile for basic life support (BLS) mileage: \$[15] 17.
  - (c) [For oxygen administration: \$75.] Patient Treat without Transport: \$250.00.
  - (d) For oxygen administration: \$75.00.
  - (e) For automatic external defibrillator (AED) pads: \$75.
  - [(e)] (f) For disposable cervical collars: \$[25] 45.00.
  - (g) Narcan Administration: \$95.00.
  - (h) EPI Pen Administration: \$150.00.
  - (i) CPAP Administration: \$95.00.
  - (j) Aspirin Administration: \$3.00.

[(f)] (k) For motor vehicle accident extrication: \$1,000.

[(g)] (l) For first responder fire apparatus response: \$250.

[(h)] (m) For fire responder response: \$150.

(3) All organizations which conduct or sponsor public events within the Township of West Windsor which require standby ambulances and/or emergency medical technicians on site must utilize the EMS services and equipment provided by the Township's Division of Fire and Emergency Services and shall pay the Township, at least 10 days prior to a public event, the cost of such standby services in amounts set by the Manager of Fire and Emergency Services. The requirement for EMS on site standby is at the discretion of the Township's Manager of Fire and Emergency Services with the final approval of the Director of Public Safety.

(4) A copy of this subsection shall be provided to all insurance companies.

G. Hazardous materials.

(1) Any person or entity who causes or permits the discharge of hazardous materials, as defined by the New Jersey Spill Act, shall be strictly liable, jointly and severally, without regard to fault, for all control and cleanup costs incurred by the Division of Emergency Services.

(2) Any person or entity liable for the control and cleanup costs for the discharge of hazardous materials shall reimburse the Township the entire cost of any contract or cleanup expenses incurred by the Division, including personnel, material and equipment charges, within 45 days after the receipt of the bill for such services, as prepared by the Manager of Emergency Services.

(3) Any person or entity which fails to reimburse the Township the entire amount of the control and cleanup costs within 45 days after the receipt of the bill shall be subject to a fine of not less than \$50 nor more than \$1,000 per day for each day payment has not been made.

H. Fire lane violation: \$50.

INTRODUCTION:

PUBLIC HEARING:

ADOPTION:

MAYOR APPROVAL:

EFFECTIVE DATE:

**ORDINANCE 2018-28**

**AN ORDINANCE TO AMEND AND SUPPLEMENT  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN  
FOR PRINCETON JUNCTION BY MODIFYING THE RP-1 DISTRICT**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. The first full paragraph on page 8 is amended as necessary to reflect the new district regulations set forth below.

Section 2. The Executive Summary is amended as necessary to reflect the new district regulations set forth below.

Section 3. The Redevelopment Plan Development Summary on page 12 is amended to reflect the new district regulations set forth below.

Section 4. The Study Area District Map on page 25 is amended by increasing the size of the RP-1 District in the manner set forth in the map change that is part of the ordinance codifying the District Regulations set forth below.

Section 5. The following shall be added at the end of the District Regulations.

**DISTRICT RP-1**

**RP-1 District use regulations**

A. RP-1 District Use Regulations

- (1) Purpose. The RP-1 District is envisioned as the core of the Redevelopment Area on the west side of the rail line where a mix of residential, retail, office and civic space can be designed as a

distinctive walkable center with a sense of place for Princeton Junction.

- (2) Principal permitted uses. In the RP-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:
- (a) Multi-family dwellings, townhouses, stacked townhouses, age-restricted housing and live-work units, including affordable housing meeting all Uniform Housing Affordability Controls (“UHAC”) standards. Residential structures may occur in mixed-use structures. Residential structures will comply with all federal and state accessibility laws.
  - (b) Civic spaces and uses, including a farmer’s market.
  - (c) One hotel.
  - (d) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive through facilities.
  - (e) Personal service establishments (e.g., tailor, barbershop, or beauty salon).
  - (f) Offices for professional services (e.g., physicians, lawyers, financial advisors or architects); commercial offices (e.g., realtors or travel agencies); governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section.
  - (g) Restaurants, cafes, luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk up services and outdoor dining.
  - (h) Indoor recreation facilities, including instructional studios and fitness centers.
  - (i) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. Drive-through facilities serving such uses are not permitted.

- (j) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.
  - (k) Book, newspaper, periodical and stationery stores and copy centers.
  - (l) Parcel package shipping stores or mailing centers.
  - (m) Artisan studios, craftsman workshops, and art galleries.
  - (n) Museums and other cultural and civic facilities of a similar nature.
  - (o) Parks and plazas.
  - (p) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
- (3) Permitted accessory uses.
- (a) Recreational and open space facilities, including, but not limited to, pools, walkways, courtyards and plazas.
  - (b) Off-street parking and loading, including parking structures attached to buildings with principal permitted uses, appropriately screened from public view.
  - (c) Signs.
  - (d) Street furnishings, planters, street lights, and exterior, garden type shade structures.
  - (e) Sidewalk cafes and outdoor dining facilities associated with permitted restaurants, cafes, luncheonettes, and delicatessens.
  - (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
  - (g) Decks, patios and terraces (including rooftop facilities), which shall complement the architectural style, type and design of the building and the overall project design.

- (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated type signs shall not be permitted.
  - (i) Public service facilities.
  - (j) Accessory uses customarily incidental to permitted principal uses, including structured parking, management and maintenance offices, fitness and other resident amenities, storm water management facilities and structures.
  - (k) Open air structures such as gazebos, pavilions, children's play areas and pet parks.
  - (l) Kiosks, which may have restrooms.
- (4) Conditional uses. In the RP-1 District, the following uses may be permitted as conditional uses: Child care centers meeting the standards set forth in Section 200-241, except that (i) they shall not be permitted in freestanding buildings, (ii) the minimum standards applicable to a freestanding child care center in Section 200-241. A. (1), (3) and (4) shall not be applicable and (iii) the provisions related to an outdoor play area center in Section 200-241. A. (8) and (9) shall not be applicable, if one is not provided as permitted by the New Jersey Department of Human Services.

**B. RP-1 District Intensity, Bulk and Other Regulations**

The following shall be the standards for the RP-1 District:

- (1) Minimum tract area: The entirety of the District, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire District. Individual components of the District may be shown conceptually to allow for the District to be developed in phases.
- (2) Number of dwelling units: The redeveloper may construct up to 800 dwelling units as of right, at least 95 of which shall be age-restricted. 16.5% of the dwelling units constructed shall be set-aside as affordable units complying with all UHAC regulations. At least 37 percent of the affordable units shall be made available to low-income households and at least 13 percent shall be made available to very low-income households as defined by the New Jersey Fair Housing Act. The remaining affordable units shall be made available to moderate-income households. The affordable units within each residential



component of the development shall be dispersed throughout such component.

- (3) Amount of indoor non-residential square footage: At least 37,000 square feet of indoor non-residential space shall be constructed by the redeveloper. Non-residential uses may be located on the first floor of multi-use buildings, except that freestanding one or two-story non-residential structures are permitted to be located within the promenade as kiosks or fronting the promenade in a corner location as a non-residential building. Kiosks and commercial uses within the hotel shall not be counted towards the minimum indoor non-residential square footage requirement.
- (4) Required outdoor civic space and uses: Consistent with Exhibit E of the Settlement and Redeveloper's Agreement, civic uses shall include a minimum of 50,000 square feet contained in the promenade and shall be provided, owned and maintained by the redeveloper at its cost in perpetuity. It may be used for a farmer's market and other public events sponsored by civic organizations which shall be according to a schedule of availability and rules of usage established by the redeveloper in cooperation with the township. The promenade shall include a sheltered public gathering space permanently affixed and constructed primarily of glass or other transparent material subject to the approval of the Township. The promenade shall also include a plaza, utilities, and at least one kiosk with public bathrooms and shall be located at a place where the streets could be closed for vehicular traffic at appropriate locations. If necessary, the redeveloper shall provide public use easements allowing the public to use and enjoy the promenade. Public access to restrooms shall be provided during normal business hours and scheduled public events.
- (5) A hotel may be constructed and shall be fronting the promenade.
- (6) Maximum improvement coverage: 95%
- (7) Maximum building height: Four stories with the exception of:
  - (a) Mixed-use buildings with non-residential uses on the ground floor which can be up to five stories provided that the fifth floor façade is stepped back a minimum of six (6) feet from the fourth floor façade below.
  - (b) One hotel may be up to five stories plus open or partially covered rooftop terraces and outdoor dining facilities.

- (c) Parking structures attached to buildings with principal permitted uses may be up to six levels.
- (d) Architectural enhancements and building elements and appurtenances such as parapets, chimneys, spires, cupolas, belfries, corner towers or flagpoles, designed for ornamental purposes, as well as functional elements such as elevator housing, roof-mounted HVAC equipment, and roof-access stairwells, are not subject to any specific height limitation but shall not exceed the height of the rooftop they project from by more than 15 feet. Section 200-229 F of Chapter 200 of the Township's Code relating to height exceptions shall not apply.

Consistent with the definition from the International Building Code (Section 505.2), mezzanines shall not constitute a story or half story and shall be considered a portion of the story below.

- (8) Parking requirements: 1.4375 off-street parking spaces per apartment unit are to be provided within the District. RSIS standards shall apply for townhouses. Non-residential uses may rely on shared parking and, if available, commuter parking spaces in off hours and on weekends without the provision of dedicated parking except for employees at a ratio of 1.0 space per 1,000 square feet of non-residential square footage (as described in section C.) excluding hotels. Parking serving hotel guests and employees shall be provided at the rate of 0.6 spaces per room. The required number of spaces for residential uses (excluding townhouses) and non-residential uses may be reduced if a shared parking analysis demonstrates to the Planning Board's satisfaction that a lower number of spaces will be sufficient.

[except that the required number of spaces may be reduced if a shared parking analysis demonstrates that a lower number of spaces will be sufficient.]

The applicable parking requirement may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of proximity to public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.

- (9) Other standards:
  - (a) No development shall proceed in the District without a redeveloper's agreement with the Township.

- (b) There shall be no FAR (Floor Area Ratio) or MIC (Maximum Improvement Coverage) requirements for individual lots, such requirements applying only district-wide regardless of subdivisions created to separate buildings, uses, ownership or financing within the overall RP-1 District. Setback and building distance standards are not applied in order to maximize flexibility of the design and to achieve the goals of the RP-1 District as a compact, walkable center with an active public space and street life.

C. RP-1 District Design Standards

The RP-1 District is intended to promote redevelopment to achieve the goals of the District as a compact, walkable center with active street life and a promenade as the primary public space. The creation of a cohesive built environment where existing and proposed commercial and residential development are integrated is essential to this district. These design standards are intended to maximize flexibility of the design to achieve the goals of the district. All standards set forth in the Township Land Use Code, other than District regulations, shall continue to apply except when inconsistent with the design standards set forth below.

- (1) Promenade public space (which is shown conceptually in Exhibit E of the settlement and Redeveloper's Agreement).
  - (a) The promenade shall be designed to include passive areas and active public gathering space that can host a farmer's market and other public events.
  - (b) If applicable, the farmer's market shall include stall areas, an open air pavilion structure, a plaza and utilities such as electric and water. It shall be located on the promenade at a place where the streets could be closed to vehicular traffic at appropriate locations.
  - (c) The promenade shall utilize shared space principles that combine movement and other civic functions of streets and public space. This includes aesthetic treatments considering decorative materials and/or patterns for all vehicular, pedestrian and shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians, bicyclists and motorists to reinforce the use and function of the area as a low speed pedestrian-oriented public space through which motor vehicles travel and park. Bollards shall be used in place of curbs to provide visual clues for defining separation of pedestrian circulation from vehicular

travel lanes and on-street parking. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, drop-off and pick-up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire promenade.

- (2) Circulation and parking.
  - (a) Streets shall include on-street parallel or angled parking in order to promote pedestrian street activity, lower vehicular speeds, and provide convenient access to retail uses and the promenade.
  - (b) Off-street parking and service access shall be designed to avoid the backing in and out of streets.
  - (c) Sidewalk widths shall measure between 10 feet and 15 feet in the core retail and promenade area in the RP-1 District and shall be a minimum of five feet wide in all other areas (except where vehicle parking overhang of a sidewalk area can occur wherein the width of the sidewalk area is to be a minimum of 6'). All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the applicable accessibility standards.
  - (d) The minimum width for off-road bike lanes is eight feet.
  - (e) Surface parking cannot be located between the building and the front property line. Where surface parking may be located along a street frontage, such must be screened from the street by a solid fence or wall at a minimum height of 48 inches.
  - (f) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the promenade public space. Where parking structures front on public streets, such may

feature liner buildings which are shallow commercial buildings on the facades of parking structures or ground floor space along the sidewalk designed as retail, commercial or office space

- (g) All facilities that provide parking to the public for non-residential uses shall provide parking for bicycles at a rate of one bicycle space per 10 automobile parking spaces for the first 100 parking stalls and one bicycle space every 20 automobile parking spaces beyond that.
- (h) A minimum of two spaces will be provided for parking for shared car services.
- (i) Loading for non-residential uses fronting on the promenade may be accommodated by collective provision for loading facilities that allow for sharing of such facilities among two or more uses and may be located in either on-street loading zones or off-street loading areas, which may be located within a building or a parking structure. A hotel shall provide an off-street loading area with a minimum of 1 berth.

(3) Landscape architectural treatments and guidelines.

- (a) All plants, trees, shrubs, pedestrian pavements and streetscape elements shall be installed in accordance with a landscape plan and schedule provided by the redeveloper, subject to the approval of the Planning Board.
- (b) Landscape architectural treatments shall be provided throughout the redevelopment area to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and habitat and to improve safety.
- (c) Indigenous plant species shall be primarily specified within the District and invasive exotic species shall be avoided. Any landscaping that is not resistant to the environment, or that dies, shall be replaced by the redeveloper in accordance with the maintenance guarantee provisions of the municipal land use law. {perpetuity}.

- (d) In landscaped spaces, passive systems such as cisterns and water gardens that collect rainwater for irrigation or recharge are encouraged.
  - (e) Soil moisture-sensing irrigation systems shall be used.
- (4) Building orientation, massing and façade composition.
- (a) New buildings within the District should be considered an integral part of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting and use.
  - (b) Buildings shall front on the promenade and public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in sidewalk types and textures. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the streetwall.
  - (c) Buildings shall be designed to present an articulated facade from all vantage points. Parking structures shall not front on the promenade. Parking structures or that portion of a building containing a parking structure that is not fronting on the promenade may have an exterior clad in a vine-covered trellis, graphic panels, solar panels, a window-like facade treatment, liner buildings or ground floor space along the sidewalk designed as retail, commercial, residential or office space.
  - (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

- (e) Unless the redeveloper proposes a specific use that requires a unique building, such as a hotel, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity. The building's base should be presented to the Planning Board at a larger scale of drawing and greater detail than the remainder of the facade to ensure it meets the building design objectives.
- (g) In addition to the base, the exterior design of mixed-use residential buildings shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) The base transition line should generally be defined at the water table, sill of the ground floor windows or top of the ground floor. The upper transition line articulating the cap, should generally be defined by a cornice, projecting overhang or other appropriate means that defines the cap of the building.
- (i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (j) For townhouses or stacked townhouses, buildings may contain a maximum of twelve townhouse dwellings or stacked townhouse

modules (twenty-four stacked townhomes) in a single row and shall not require any façade, height or roofline offsets. The base of townhouses or stacked townhouses should generally be defined at the water table, sill of the ground floor windows or top of the ground floor and the cap should generally be defined by a cornice or overhanging eave line. Townhouses or stacked townhouses shall have a front entry that faces a street, courtyard, mews or other open space, with garages accessed from the rear (via a driveway), and are not required to have private outdoor space at the ground level.

- (k) In general, it is preferred to keep the street facade parallel to the property line in alignment with adjacent buildings.
- (l) Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.
- (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- (n) Windows for residential buildings shall be primarily vertically proportioned. Tinted and highly reflective glass are discouraged.
- (o) Ground-floor retail, services, and restaurant uses shall have large transparent windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 75% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of materials that reflects the required window area and/or lines to be compatible with the intent of these guidelines.
- (p) The predominant material of all street walls on primary and secondary streets shall be brick, precast, cement-board



siding, wood and finished masonry block, or curtain wall. Stucco may be used as an accent. All materials, colors and elevations shall be approved by the Planning Board.

- (q) Shop fronts may have a kick plate that ranges in height from 18 inches to 42 inches running continuously beneath the required fenestration.
- (r) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to residential structures may be elevated.
- (s) The front doors of all buildings shall be visible from the street unless fronting on a courtyard, mews or other open space. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, signage, lighting, marquees or canopies.
- (t) All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized, including doors, shall be architecturally compatible with the style, materials, colors and details of the building as a whole. The main entrance shall face the street on which the property fronts.
- (u) Awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework.
- (v) Canopies, unlike awnings, are non-retractable. They shall be constructed of wood or metal framing, standing-seam metal roof or glass roof as solid canopies or semi-open trellises. Canopies may incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and

security grille housing is specifically prohibited.

- (w) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet above the sidewalk at the storefront. Awnings and canopies may project over a sidewalk and/or in the public right-of-way.
- (x) Buildings directly fronting the promenade shall be designed to appear as landmark buildings. One possible treatment to achieve this goal would have buildings designed with additional height or architectural embellishments, such as corner towers, to emphasize their location.
- (y) Appropriate design of the corner of mixed-use buildings directly fronting the promenade shall include one of the following patterns:
  - [1] Opening the space at ground level for people to walk across the corner, with the building mass above redefining the corner.
  - [2] A recessed entry at the corner such as the familiar angled wall with an entry door.
  - [3] A corner window with an important view into the building.
  - [4] Balconies or bay windows that wrap the corner
  - [5] A tower element
- (z) Multistory buildings with flat roofs shall provide light color roof surfaces. Green roof plantings and solar photovoltaic systems on roofs and parking decks shall be permitted.
- (aa) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of

the overall design theme of the building to which it is associated.

- (bb) Dish antennas may not exceed 12 feet in diameter.
- (cc) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.

(5) Lighting

- (a) Lighting levels along paved portions of public walks shall be an average of no less than one foot candle for commercial areas and 0.5 foot candle for residential areas.
- (b) Fixtures serving to light streets shall be at a height of no greater than 20 feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12 feet to 14 feet above the adjacent surface of the walkway. The fixtures shall include attachments to accommodate such amenities as banners and flower pots.
- (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

(6) Streetscape

- (a) A palette of compatible site furnishings should be developed for the entire District. Street furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, bird houses, drinking fountains, kiosks, sculptural elements, decorative fountains, bollards, decorative fences, seat walls, and pedestrian-scale lighting.

- (b) Community bulletin boards, such as kiosks, may be provided at strategic locations, including on the promenade.
- (c) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets and shall be incorporated into approved buildings or pavilions.
- (d) Outdoor cafes may extend onto the public right-of-way upon issuance of a license by the Township. Such encroachment shall convey no rights to the licensee beyond those enumerated in the license. Outdoor cafes shall be delineated from the public way by planters and/or metal fencing with no more than two entrances to the cafe seating area. A clear width of at least four feet shall be maintained between any outward portion of the cafe and the closest street furniture and equipment.

(7) Signage

In lieu of Section 200-258D, the following shall apply:

- (a) The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature shall be permitted, provided such display shall not exceed 14 days and shall not occur more than twelve times per calendar year.
- (b) The temporary display of signs, banners, flags, pennants and similar devices in connection with the opening of a new business use or reopening of an existing business use shall be permitted provided such display shall not exceed three months for non-residential uses and 15 months for hotel and residential uses.
- (c) Existing nonconforming signs shall be removed from this District within a period of 12 months after building permit issuance.
- (d) All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the District in which the sign is located.

- (e) Each type of signage shall be permitted on the same site, provided that the standards set forth below are satisfied.
  - [1] Wall signage.
    - [a] The following types of wall signs shall be permitted:
      - [i] Internally lit raised letters.
      - [ii] Backlit raised letters.
      - [iii] Signage board with gooseneck lighting.
      - [iv] Individual cut letters with gooseneck lighting.
    - [b] The maximum sign area shall be 80% of the linear tenant frontage, with a maximum of 50 square feet.
  - [2] Hanging signs.
    - [a] One hanging sign shall be permitted per business with the exception of residential and hotel buildings which can have one (1) per building entry and one (1) for each exterior building corner.
    - [b] The maximum sign area shall be 10 square feet with the exception of blade signs for residential and hotel buildings which maximum sign area shall be 50 square feet.
    - [c] The letter and logo height shall be a maximum of 12 inches with the exception of blade signs which maximum height shall be 18 inches.
    - [d] Hanging signs may project over a sidewalk and/or in the public right-of-way.
  - [3] Street address signage.
    - [a] Street address signage shall be provided on each building or for each individual tenant.
    - [b] Street address numbers shall have a maximum height of eight inches.

- [4] Kiosk signage.
  - [a] Free-standing signs designed as Parisian-style kiosks shall be permitted in order to identify the promenade and individual uses located in the District to passersby on major roads at the edges of the District as well as within or leading to the promenade.
  - [b] The maximum kiosk sign area shall be 30 square feet, as measured on each face.
  - [c] The maximum kiosk sign height shall be 16 feet above finished grade.
  - [d] Kiosk signs may be located in a paved sidewalk area including within the public right-of-way of streets.
  - [e] The base of the kiosk sign shall be landscaped with plants that extend a minimum of two feet in all directions unless such kiosk is located within a paved sidewalk area.
- [5] Awnings and canopies.
  - [a] Awnings and canopies shall be architecturally compatible with the building.
  - [b] Awnings and canopies shall be kept in good order.
  - [c] One sign on an awning or canopy shall be permitted, provided that:
    - [i] The letter logo height does not exceed 50% of the main area of the awning or canopy.
    - [ii] The letter and logo area may be located on the valance of the awning or face of the canopy and shall not exceed twelve inches in height.
    - [iii] The letter and logo area may be located above the canopy and shall not exceed

twelve inches in height.

[6] Window lettering and signs. Window lettering and signs shall be permitted, provided that they:

[a] Are inside the window

[b] Do not exceed 15% of the window area.

[c] Pertain only to the establishment occupying the premises where the window is located.

(f) Temporary construction and sales signage

[1] Signage shall be removed within three years of the issuance of a sign permit or one year of the time of the final certificate of occupancy, whichever comes first. One sign per each road frontage shall be permitted. However, construction signs which contain noncommercial messages, such as signs identifying individual lots or construction ingress and/or egress, shall be permitted.

[2] Temporary contractor signage. Only one sign shall be permitted identifying lenders, architects, engineers or contractors doing work on the site. Such sign shall be a maximum of four square feet per entity, but not to exceed 25 square feet. This sign shall be removed when work ceases or is abandoned or when a certificate of occupancy for the project is issued, whichever occurs sooner.

(g) Billboards are prohibited.

Section 6. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council whichever is applicable, and publication according to law.

Introduction: November 19, 2018

Planning Board Approval:

Public Hearing:

Adoption:

Mayor's Approval:

Effective Date:





**ORDINANCE 2018-29**

**AN ORDINANCE TO AMEND AND SUPPLEMENT  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WEST WINDSOR  
(1999) BY MODIFYING THE RP-1 DISTRICT**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan, Article II, Terminology, Section 200-4, Definitions, is amended by ADDING the following definition:

STACKED TOWNHOUSE – A building containing two or more connected dwelling units stacked one dwelling above another, which can include shared floors divided by walls and shared common party walls connected to other such building modules, with private entrances to each dwelling. For purposes of this chapter, a townhouse may include dwelling units in condominium or cooperative ownership or any combination thereof.

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district are hereby established as shown on the Zoning Map, Township of West Windsor, dated May 23, 2009, and revised through June 11, 2018, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, is hereby amended by deleting Section 200-260 and ADDING in its stead the following:

**§ 200-260 RP-1 District.**

A. RP-1 District Use Regulations

- (1) Purpose. The RP-1 District is envisioned as the core of the Redevelopment Area on the west side of the rail line where a mix of residential, retail, office and civic space can be designed as a distinctive walkable center with a sense of place for Princeton Junction.
- (2) Principal permitted uses. In the RP-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:
  - (a) Multi-family dwellings, townhouses, stacked townhouses, age-restricted housing and live-work units, including affordable housing meeting all Uniform Housing Affordability Controls (“UHAC”) standards. Residential structures may occur in mixed-use structures. Residential structures will comply with all federal and state accessibility laws.
  - (b) Civic spaces and uses, including a farmer’s market.
  - (c) One hotel.
  - (d) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive through facilities.
  - (e) Personal service establishments (e.g., tailor, barbershop, or beauty salon).
  - (f) Offices for professional services (e.g., physicians, lawyers, financial advisors or architects); commercial offices (e.g., realtors or travel agencies); governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section.
  - (g) Restaurants, cafes, luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk up services and outdoor dining.
  - (h) Indoor recreation facilities, including instructional studios and fitness centers.
  - (i) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. Drive-through facilities serving such uses are not permitted.

- (j) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.
  - (k) Book, newspaper, periodical and stationery stores and copy centers.
  - (l) Parcel package shipping stores or mailing centers.
  - (m) Artisan studios, craftsman workshops, and art galleries.
  - (n) Museums and other cultural and civic facilities of a similar nature.
  - (o) Parks and plazas.
  - (p) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
- (3) Permitted accessory uses.
- (a) Recreational and open space facilities, including, but not limited to, pools, walkways, courtyards and plazas.
  - (b) Off-street parking and loading, including parking structures attached to buildings with principal permitted uses, appropriately screened from public view.
  - (c) Signs.
  - (d) Street furnishings, planters, street lights, and exterior, garden type shade structures.
  - (e) Sidewalk cafes and outdoor dining facilities associated with permitted restaurants, cafes, luncheonettes, and delicatessens.
  - (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
  - (g) Decks, patios and terraces (including rooftop facilities), which shall complement the architectural style, type and design of the building and the overall project design.
  - (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information

about community events. However, animated type signs shall not be permitted.

- (i) Public service facilities.
- (j) Accessory uses customarily incidental to permitted principal uses, including structured parking, management and maintenance offices, fitness and other resident amenities, storm water management facilities and structures.
- (k) Open air structures such as gazebos, pavilions, children's play areas and pet parks.
- (l) Kiosks, which may have restrooms.

(4) Conditional uses. In the RP-1 District, the following uses may be permitted as conditional uses: Child care centers meeting the standards set forth in Section 200-241, except that (i) they shall not be permitted in freestanding buildings, (ii) the minimum standards applicable to a freestanding child care center in Section 200-241. A. (1), (3) and (4) shall not be applicable and (iii) the provisions related to an outdoor play area center in Section 200-241. A. (8) and (9) shall not be applicable, if one is not provided as permitted by the New Jersey Department of Human Services.

**B. RP-1 District Intensity, Bulk and Other Regulations**

The following shall be the standards for the RP-1 District:

- (1) Minimum tract area: The entirety of the District, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire District. Individual components of the District may be shown conceptually to allow for the District to be developed in phases.
- (2) Number of dwelling units: The redeveloper may construct up to 800 dwelling units as of right, at least 95 of which shall be age-restricted. 16.5% of the dwelling units constructed shall be set-aside as affordable units complying with all UHAC regulations. At least 37 percent of the affordable units shall be made available to low-income households and at least 13 percent shall be made available to very low-income households as defined by the New Jersey Fair Housing Act. The remaining affordable units shall be made available to moderate-income households. The affordable units within each residential component of the development shall be dispersed throughout such component.

- (3) Amount of indoor non-residential square footage: At least 37,000 square feet of indoor non-residential space shall be constructed by the redeveloper. Non-residential uses may be located on the first floor of multi-use buildings, except that freestanding one or two-story non-residential structures are permitted to be located within the promenade as kiosks or fronting the promenade in a corner location as a non-residential building. Kiosks and commercial uses within a hotel shall not be counted towards the minimum indoor non-residential square footage requirement.
- (4) Required outdoor civic space and uses: Consistent with Exhibit E of the Settlement and Redeveloper's Agreement, civic uses shall include a minimum of 50,000 square feet contained in the promenade and shall be provided, owned and maintained by the redeveloper at its cost in perpetuity. It may be used for a farmer's market and other public events sponsored by civic organizations which shall be according to a schedule of availability and rules of usage established by the redeveloper in cooperation with the township. The promenade shall include a sheltered public gathering space permanently affixed and constructed primarily of glass or other transparent material subject to the approval of the Township. The promenade shall also include a plaza, utilities, and shall be located at a place where the streets could be closed for vehicular traffic at appropriate locations. If necessary, the redeveloper shall provide public use easements allowing the public to use and enjoy the promenade. Public access to restrooms shall be provided during normal business hours and scheduled public events.
- (5) A hotel may be constructed and shall be fronting the promenade.
- (6) Maximum improvement coverage: 95%
- (7) Maximum building height: Four stories with the exception of:
- (a) Mixed-use buildings with non-residential uses on the ground floor which can be up to five stories provided that the fifth floor façade is stepped back a minimum of six (6) feet from the fourth floor façade below.
- (b) One hotel may be up to five stories plus open or partially covered rooftop terraces and outdoor dining facilities.
- (c) Parking structures attached to buildings with principal permitted uses may be up to six levels.
- (d) Architectural enhancements and building elements and appurtenances such as parapets, chimneys, spires, cupolas, belfries, corner towers or flagpoles, designed for ornamental purposes, as well as functional elements such as elevator housing, roof-mounted

HVAC equipment, and roof-access stairwells, are not subject to any specific height limitation but shall not exceed the height of the rooftop they project from by more than 15 feet. Section 200-229 F of Chapter 200 of the Township's Code relating to height exceptions shall not apply.

Consistent with the definition from the International Building Code (Section 505.2), mezzanines shall not constitute a story or half story and shall be considered a portion of the story below.

(8) Parking requirements: 1.4375 off-street parking spaces per apartment unit are to be provided within the District. RSIS standards shall apply for townhouses. Non-residential uses may rely on shared parking and, if available, commuter parking spaces in-off hours and on weekends without the provision of dedicated parking except for employees at a ratio of 1.0 space per 1,000 square feet of non-residential square footage (as described in section C.) excluding hotels. Parking serving hotel guests and employees shall be provided at the rate of 0.6 spaces per room, **The required number of spaces for residential uses (excluding townhouses) and non-residential uses may be reduced if a shared parking analysis demonstrates to the Planning Board's satisfaction that a lower number of spaces will be sufficient.**

**[except that the required number of spaces may be reduced if a shared parking analysis demonstrates that a lower number of spaces will be sufficient.]**

The applicable parking requirement may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of proximity to public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.

(9) Other standards:

(a) No development shall proceed in the District without a redeveloper's agreement with the Township.

(b) There shall be no FAR (Floor Area Ratio) or MIC (Maximum Improvement Coverage) requirements for individual lots, such requirements applying only district-wide regardless of subdivisions created to separate buildings, uses, ownership or financing within the overall RP-1 District. Setback and building distance standards are not applied in order to maximize flexibility of the design and to achieve the goals of the RP-1 District as a compact, walkable center with an active public space and street life.

- (c) Procedures for snow storage and removal shall be identified.

C. RP-1 District Design Standards

The RP-1 District is intended to promote redevelopment to achieve the goals of the District as a compact, walkable center with active street life and a promenade as the primary public space. The creation of a cohesive built environment where existing and proposed commercial and residential development are integrated is essential to this district. These design standards are intended to maximize flexibility of the design to achieve the goals of the district. All standards set forth in the Township Land Use Code, other than District regulations, shall continue to apply except when inconsistent with the design standards set forth below.

- (1) Promenade public space (which is shown conceptually in Exhibit E of the Settlement and Redeveloper's Agreement).

- (a) The promenade shall be designed to include passive areas and active public gathering space that can host a farmer's market and other public events.

- (b) If applicable, the farmer's market shall include stall areas, an open air pavilion structure, a plaza and utilities such as electric and water. It shall be located on the promenade at a place where the streets could be closed to vehicular traffic at appropriate locations.

- (c) The promenade shall utilize shared space principles that combine movement and other civic functions of streets and public space. This includes aesthetic treatments considering decorative materials and/or patterns for all vehicular, pedestrian and shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians, bicyclists and motorists to reinforce the use and function of the area as a low speed pedestrian-oriented public space through which motor vehicles travel and park. Bollards shall be used in place of curbs to provide visual clues for defining separation of pedestrian circulation from vehicular travel lanes and on-street parking. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, drop-off and pick-up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire promenade.

- (2) Circulation and parking.

- (a) Streets shall include on-street parallel or angled parking in order

to promote pedestrian street activity, lower vehicular speeds, and provide convenient access to retail uses and the promenade.

- (b) Off-street parking and service access shall be designed to avoid the backing in and out of streets.
- (c) Sidewalk widths shall measure between 10 feet and 15 feet in the core retail and promenade area in the RP-1 District and shall be a minimum of five feet wide in all other areas (except where vehicle parking overhang of a sidewalk area can occur wherein the width of the sidewalk area is to be a minimum of 6'). All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the applicable accessibility standards.
- (d) The minimum width for off-road bike lanes is eight feet.
- (e) Surface parking cannot be located between the building and the front property line. Where surface parking may be located along a street frontage, such must be screened from the street by a solid fence or wall at a minimum height of 48 inches.
- (f) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the promenade public space. Where parking structures front on public streets, such may feature liner buildings which are shallow commercial buildings on the facades of parking structures or ground floor space along the sidewalk designed as retail, commercial or office space.
- (g) All facilities that provide parking to the public for non-residential uses shall provide parking for bicycles at a rate of one bicycle space per 10 automobile parking spaces for the first 100 parking stalls and one bicycle space for every 20 automobile parking spaces beyond that.
- (h) A minimum of 2 spaces will be provided for parking for shared car services.



(i) Loading for non-residential uses fronting on the promenade may be accommodated by collective provision for loading facilities that allow for sharing of such facilities among two or more uses and may be located in either on-street loading zones or off-street loading areas, which may be located within a building or a parking structure. A hotel shall provide an off-street loading area with a minimum of 1 berth.

(3) Landscape architectural treatments and guidelines.

(a) All plants, trees, shrubs, pedestrian pavements and streetscape elements shall be installed in accordance with a landscape plan and schedule provided by the redeveloper, subject to the approval of the Planning Board.

(b) Landscape architectural treatments shall be provided throughout the redevelopment area to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and habitat and to improve safety.

(c) Indigenous plant species shall be primarily specified within the District and invasive exotic species shall be avoided. Any landscaping that is not resistant to the environment, or that

dies, shall be replaced by the redeveloper in **accordance with the maintenance guarantee provisions of the municipal land use law.**

**[perpetuity].**

(d) In landscaped spaces, passive systems such as cisterns and water gardens that collect rainwater for irrigation or recharge are encouraged.

(e) Soil moisture-sensing irrigation systems shall be used.

(4) Building orientation, massing and facade composition.

(a) New buildings within the District should be considered an integral part of the overall site design and developed with appropriate consideration for both proposed and existing buildings with

respect to height, mass, siting, location, materials, orientation, signs, lighting and use.

- (b) Buildings shall front on the promenade and public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in sidewalk types and textures. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the streetwall.
- (c) Buildings shall be designed to present an articulated facade from all vantage points. Parking structures shall not front on the promenade. Parking structures or that portion of a building containing a parking structure that is not fronting on the promenade may have an exterior clad in a vine-covered trellis, graphic panels, solar panels, a window-like facade treatment, liner buildings or ground floor space along the sidewalk designed as retail, commercial, residential or office space.
- (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.
- (e) Unless the redeveloper proposes a specific use that requires a unique building, such as a hotel, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity. The building's base should be presented to the Planning Board at a larger scale of drawing and greater detail than the remainder of the facade to ensure it meets the building design objectives.

- (g) In addition to the base, the exterior design of mixed-use residential buildings shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) The base transition line should generally be defined at the water table, sill of the ground floor windows or top of the ground floor. The upper transition line articulating the cap, should generally be defined by a cornice, projecting overhang or other appropriate means that defines the cap of the building.
- (i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (j) For townhouses or stacked townhouses, buildings may contain a maximum of twelve townhouse dwellings or stacked townhouse modules (twenty-four stacked townhomes) in a single row and shall not require any façade, height or roofline offsets. The base of townhouses or stacked townhouses should generally be defined at the water table, sill of the ground floor windows or top of the ground floor and the cap should generally be defined by a cornice or overhanging eave line. Townhouses or stacked townhouses shall have a front entry that faces a street, courtyard, mews or other open space, with garages accessed from the rear (via a driveway), and are not required to have private outdoor space at the ground level.
- (k) In general, it is preferred to keep the street facade parallel to the property line in alignment with adjacent buildings.
- (l) Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.

- (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- (n) Windows for residential buildings shall be primarily vertically proportioned. Tinted and highly reflective glass are discouraged.
- (o) Ground-floor retail, services, and restaurant uses shall have large transparent windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 75% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of materials that reflects the required window area and/or lines to be compatible with the intent of these guidelines.
- (p) The predominant material of all street walls on primary and secondary streets shall be brick, precast, cement-board siding, wood and finished masonry block, or curtain wall. Stucco may be used as an accent. All materials, colors and elevations shall be approved by the Planning Board.
- (q) Shop fronts may have a kick plate that ranges in height from 18 inches to 42 inches running continuously beneath the required fenestration.
- (r) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to residential structures may be elevated.
- (s) The front doors of all buildings shall be visible from the street unless fronting on a courtyard, mews or other open space. If located more than 10 feet from the front building line, their

location must be reinforced with additional graphics, signage, lighting, marquees or canopies.

- (t) All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized, including doors, shall be architecturally compatible with the style, materials, colors and details of the building as a whole. The main entrance shall face the street on which the property fronts.
- (u) Awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework.
- (v) Canopies, unlike awnings, are non-retractable. They shall be constructed of wood or metal framing, standing-seam metal roof or glass roof as solid canopies or semi-open trellises. Canopies may incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and security grille housing is specifically prohibited.
- (w) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet above the sidewalk at the storefront. Awnings and canopies may project over a sidewalk and/or in the public right-of-way.
- (x) Buildings directly fronting the promenade shall be designed to appear as landmark buildings. One possible treatment to achieve this goal would have buildings designed with additional height or architectural embellishments, such as corner towers, to emphasize their location.
- (y) Appropriate design of the corner of mixed-use buildings directly fronting the promenade shall include one of the following patterns:

- [1] Opening the space at ground level for people to walk across the corner, with the building mass above redefining the corner.
  - [2] A recessed entry at the corner such as the familiar angled wall with an entry door.
  - [3] A corner window with an important view into the building.
  - [4] Balconies or bay windows that wrap the corner
  - [5] A tower element
- (z) Multistory buildings with flat roofs shall provide light color roof surfaces. Green roof plantings and solar photovoltaic systems on roofs and parking decks shall be permitted.
- (aa) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated.
- (bb) Dish antennas may not exceed 12 feet in diameter.
- (cc) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.
- (5) Lighting
- (a) Lighting levels along paved portions of public walks shall be an average of no less than one foot candle for commercial areas and 0.5 foot candle for residential areas.
  - (b) Fixtures serving to light streets shall be at a height of no greater than 20 feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12 feet to 14 feet above the adjacent surface of the walkway. The

fixtures shall include attachments to accommodate such amenities as banners and flower pots.

- (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

(6) Streetscape

- (a) A palette of compatible site furnishings should be developed for the entire District. Street furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, bird houses, drinking fountains, kiosks, sculptural elements, decorative fountains, bollards, decorative fences, seat walls, and pedestrian-scale lighting.
- (b) Community bulletin boards, such as kiosks, may be provided at strategic locations, including on the promenade.
- (c) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets and shall be incorporated into approved buildings or pavilions.
- (d) Outdoor cafes may extend onto the public right-of-way upon issuance of a license by the Township. Such encroachment shall convey no rights to the licensee beyond those enumerated in the license. Outdoor cafes shall be delineated from the public way by planters and/or metal fencing with no more than two entrances to the cafe seating area. A clear width of at least four feet shall be maintained between any outward portion of the cafe and the closest street furniture and equipment.

(7) Signage

In lieu of Section 200-258 D, the following shall apply:

- (a) The temporary display of signs, banners, flags, pennants and similar devices, in connection with special events or activities of a public or nonprofit nature shall be permitted, provided such display shall not

exceed 14 days and shall not occur more than twelve times per calendar year.

- (b) The temporary display of signs, banners, flags, pennants and similar devices, in connection with the opening of a new business use or reopening of an existing business use shall be permitted provided such display shall not exceed 3 months for non-residential uses and 15 months for hotel and residential uses.
- (c) Existing nonconforming signs shall be removed from this District within a period of 12 months after building permit issuance.
- (d) All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the District in which the sign is located.
- (e) Each type of signage shall be permitted on the same site, provided that the standards set forth below are satisfied.

[1] Wall signage.

[a] The following types of wall signs shall be permitted:

- [i] Internally lit raised letters.
- [ii] Backlit raised letters.
- [iii] Signage board with gooseneck lighting.
- [iv] Individual cut letters with gooseneck lighting.

[b] The maximum sign area shall be 80% of the linear tenant frontage, with a maximum of 50 square feet.

[2] Hanging signs.

[a] One hanging sign shall be permitted per business with the exception of residential and hotel buildings which can have one (1) per building entry and one (1) for each exterior building corner



[b] The maximum sign area shall be 10 square feet with the exception of blade signs for residential and hotel buildings which maximum sign area shall be 50 square feet.

[c] The letter and logo height shall be a maximum of 12 inches with the exception of blade signs which maximum height shall be 18 inches.

[d] Hanging signs may project over a sidewalk and/or in the public right-of-way.

[3] Street address signage.

[a] Street address signage shall be provided on each building or for each individual tenant.

[b] Street address numbers shall have a maximum height of eight inches.

[4] Kiosk signage.

[a] Free-standing signs designed as Parisian-style kiosks shall be permitted in order to identify the promenade and individual uses located in the District to passersby on major roads at the edges of the District as well as within or leading to the promenade.

[b] The maximum kiosk sign area shall be 30 square feet, as measured on each face.

[c] The maximum kiosk sign height shall be 16 feet above finished grade.

[d] Kiosk signs may be located in a paved sidewalk area including within the public right-of-way of

streets.

- [e] The base of the kiosk sign shall be landscaped with plants that extend a minimum of two feet in all directions unless such kiosk is located within a paved sidewalk area.

[5] Awnings and canopies.

- [a] Awnings and canopies shall be architecturally compatible with the building.

- [b] Awnings and canopies shall be kept in good order.

- [c] One sign on an awning or canopy shall be permitted, provided that:

- [i] The letter logo height does not exceed 50% of the main area of the awning or canopy.

- [ii] The letter and logo area may be located on the valance of the awning or face of the canopy and shall not exceed twelve inches in height.

- [iii] The letter and logo area may be located above the canopy and shall not exceed twelve inches in height.

[6] Window lettering and signs. Window lettering and signs shall be permitted, provided that they:

- [a] Are inside the window

- [b] Do not exceed 15% of the window area.

- [c] Pertain only to the establishment occupying the premises where the window is located.

(f) Temporary construction and sales signage

- [1] Signage shall be removed within three years of the issuance of a

sign permit or one year of the time of the final certificate of occupancy, whichever comes first. One sign per each road frontage shall be permitted. However, construction signs which contain noncommercial messages, such as signs identifying individual lots or construction ingress and/or egress, shall be permitted.

[2] Temporary contractor signage. Only one sign shall be permitted identifying lenders, architects, engineers or contractors doing work on the site. Such sign shall be a maximum of four square feet per entity, but not to exceed 25 square feet. This sign shall be removed when work ceases or is abandoned or when a certificate of occupancy for the project is issued, whichever occurs sooner.

(g) Billboards are prohibited.

Section 4. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council, whichever is applicable, and publication according to law.

Introduction: November 19, 2018

Planning Board Approval:

Public Hearing:

Adoption:

Mayor's Approval:

Effective Date:

Ordinance RP-1 5-10-18

RESOLUTION

WHEREAS, West Windsor Township awarded a contract for the Glenview Drive Improvements Project to MECO, Inc. on January 16, 2018 for the contract amount of \$274,192.50 as set forth in the contract documents; and

WHEREAS, Change Order No. 1, which accounts for a decrease of \$18,949.82 (-6.91%) in the total contract cost for final quantities and project closeout, has been submitted by the Contractor; and

WHEREAS, the Township Engineer has inspected the project and recommends the change order.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that Change Order No. 1 for final quantities and project closeout is hereby approved, adjusting the construction scope and quantities for a revised contract amount of \$255,242.68.

BE IT FURTHER RESOLVED that the Township Business Administrator is hereby authorized to execute Contract Change Order No. 1 for final quantities and project closeout.

Adopted: December 10, 2018

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 10th day of December 2018.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, West Windsor Township awarded a construction contract in the amount of \$320,992.60 on April 9, 2018 (Resolution 2018-R107) to Discover Construction, LLC for the project known as Cranbury Road Sidewalk Phase 2A; and

WHEREAS, a Certification of Funds for the original contract was received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation accounts:

<u>Bicycle and Pedestrian Improvement</u>	<u>405-2012-08 003</u>	<u>\$81,041.36</u>
<i>Account Title</i>	<i>Account Number</i>	<i>Amount</i>
<u>Traffic Safety Impvmnt Hazard Mitigation</u>	<u>405-2015-06 008</u>	<u>\$239,951.24</u>
<i>Account Title</i>	<i>Account Number</i>	<i>Amount</i>

WHEREAS, Change Order No. 1 and Final accounts for an increase of \$63,969.46 (19.93%) associated with quantity adjustments and supplemental items including constructing additional length of block retaining wall; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

<u>Bicycle and Pedestrian Improvement</u>	<u>405-2014-13 005</u>	<u>\$63,969.46</u>
<i>Account Title</i>	<i>Account Number</i>	<i>Amount</i>

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that Change Order No. 1 and Final for quantity adjustment, supplemental items and time extension is hereby approved, adjusting the original contract amount of \$320,992.60 to a revised contract amount of \$384,962.06.

NOW BE IT FURTHER RESOLVED, that the Township Business Administrator is hereby authorized to execute Change Order No. 1 and Final for quantity adjustments, supplemental items and time extension.

Adopted: December 10, 2018

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 10<sup>th</sup> day of December 2018.

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Gay M. Huber  
 Township Clerk  
 West Windsor Township

MUNICIPAL SUPPORT FOR RESPONSIBLE PET OWNERSHIP PROGRAMS

RECOGNIZING that cats and dogs are an integral and valuable part of all communities, and contribute to the well-being of humans, whether as companions, service animals, or therapy pets, and

UNDERSTANDING that municipalities have an important role in ensuring the well-being of animals while balancing the needs of all residents, whether they are pet owners or not.

WHEREAS, legislators and municipal officials report that the number of calls from citizens about animal-related issues rival any other issues; and

WHEREAS, there are approximately 2.2 million owned dogs and 2.5 million owned cats in New Jersey; and

WHEREAS, New Jersey was the first state in the nation to develop an innovative state-wide spay/neuter program and all proceeds from the sale of Animal Friendly License Plates are used to reimburse participating veterinarians for spaying and neutering surgeries;

WHEREAS, State responsibility for promoting responsible pet care and ensuring that pets do not suffer due to abuse, neglect, or lack of proper care in kennels, pet shops, shelters, and pounds (animal facilities) is vested in the Office of Animal Welfare within the New Jersey Department of Health and Senior Services;

WHEREAS, The New Jersey Society to Prevent Cruelty to Animals (NJSPCA) and municipal Animal Cruelty Investigators (ACIs) are responsible for investigating and acting as officers for the detection, apprehension, and arrest of offenders against the animal cruelty laws;

WHEREAS, New Jersey mandates training requirements for animal control officers and Animal Cruelty Investigators;

WHEREAS, New Jersey impounds over 100,000 animals per year in animal shelters and impoundment facilities;

WHEREAS, approximately 37% of the animals that enter New Jersey's impoundment facilities are euthanized, at a rate of around 3000 every month;

WHEREAS, free-roaming unvaccinated cats and dogs present a potential health threat to humans through the spread of such zoonotic diseases as rabies, leptospirosis, toxoplasmosis, roundworms, animal bites, and environmental contamination from animal feces;

WHEREAS, stray and unwanted pets place an enormous financial burden on municipalities and non-profit humane agencies organized to care for these animals;

WHEREAS, it is more humane and cost-effective to reduce the number of unwanted animals than it is to impound and euthanize unwanted or unclaimed dogs and cats;

WHEREAS, all dogs and cats are required to be licensed in the Township of West Windsor, with current vaccination against rabies as a prerequisite;

WHEREAS, all municipalities are required to canvass their residents to locate unlicensed dogs;

NOW THEREFORE BE IT RESOLVED BY, the Township of West Windsor resolves to take the following steps with regard to our municipal responsibilities with the intent of making West Windsor a truly sustainable community.

It is our intent to do our utmost, within the bounds of our jurisdiction, to ensure that companion animals are treated humanely, respectfully, and responsibly through public education and through exercise of powers vested within New Jersey municipalities as follows:

**Authority of municipalities:**

Pursuant to New Jersey Statutes, all municipalities must appoint a certified animal control officer who shall be responsible for animal control within the jurisdiction of the municipality, including providing emergency veterinary care for injured stray animals and coverage outside of normal working hours (a responsibility for which the Township of West Windsor has a valid existing contract); and

The municipality in which an animal facility is located is responsible for issuing the license for that facility to operate; and

The New Jersey Vicious Dog Law establishes a state-wide standard for municipalities to effectively address situations of vicious or potentially dangerous dogs, regardless of breed; and

The Animal Population Control Program provides for low-cost spaying and neutering for pet owners adopting dogs and cats from New Jersey shelters, pounds, and animal adoption referral agencies and pet owners participating in one of several Public Assistance programs.

The Township of West Windsor pledges to:

Enforce all animal and rabies control statutes and regulations, including the requirement to pick up and impound all stray dogs and cats.

Work to improve the enforcement of animal cruelty statutes.

Educate our community, including schoolchildren, about their responsibilities towards the pet animals they choose to keep.

Increase the percentage of licensed dogs and cats through ease of licensing and license enforcement measures.

Identify and work to implement best practices to prevent unwanted breeding through effective animal control, availability of low-cost pet spaying and neutering services, public education, and pet-friendly rental and senior housing.

Identify alternatives to euthanasia of adoptable companion animals, including foster homes, adoption networks, and providing remedial behavior training services to existing and future owners.

Assist in identifying resources to improve the conditions and increase the capacity of animal shelters and impoundment facilities and animal control services.

BE IT FURTHER RESOLVED that the Township Council supports these efforts for the Township of West Windsor.

Adopted: December 10, 2018

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 10<sup>th</sup> day of December 2018.

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Gay M. Huber  
Township Clerk  
West Windsor Township